

April 2013 Form Release Quick Summary

This chart is a quick summary of the new and revised standard forms scheduled for release on **April 29, 2013**. For further information, please refer to the C.A.R. web page at <http://www.car.org/legal/standard-forms/summary-forms-releases-chart/april2013formreleases/>. Please note, this list is subject to change.

Form Code	Form Name	Replaces	Brief description of how the form was revised	OK to use prior revision
BLA	Business Listing Agreement	10/01	In response to a significant commission dispute case, modified language regarding when commission earned by listing broker	No
BRE	Buyer Representation Agreement – Exclusive	6/12	In response to a significant commission dispute case, modified language regarding when commission earned by buyers' broker	No
BRNE	Buyer Representation Agreement – Non-Exclusive	6/12	In response to a significant commission dispute case, modified language regarding when commission earned by buyers' broker	No
CL	Commercial Lease Agreement	11/11	Added language regarding accessibility standards and energy disclosures	Only until June 30, 2013
CLA	Commercial And Residential Income Listing Agreement	11/12	In response to a significant commission dispute case, modified language regarding when commission earned by listing broker	No
CPA	Commercial Property Purchase Agreement and Joint Escrow Instructions	4/10	Added language regarding energy disclosure	Only until June 30, 2013
KLA	Keysafe/Lockbox Addendum and Tenant Permission to Access Property	4/05	Added language regarding images on the internet and information regarding MLS approved keysafe/lockbox	Yes
LL	Lease Listing Agreement	11/12	In response to a significant commission dispute case, modified language regarding when commission earned by listing broker	No

April 2013 Forms Release

MHL	Manufactured Home Listing Agreement for Real and Personal Property	4/11	In response to a significant commission dispute case, modified language regarding when commission earned by listing broker	No
MHPA	Manufactured Home Purchase Agreement and Joint Escrow Instructions	4/10	Added notes regarding underground pipeline	No
MT	Modification of Terms/Addendum to Acquire or Rent, or Other Agreement Between Principal and Broker	4/08	Added ability to modify agreements between principal and broker	Yes
NODPA	Notice of Default Purchase Agreement	4/10	Added notes regarding underground pipeline	No
NOE	Notice of Entry	11/11	Added provision for additional date of entry	Yes
PL	Probate Listing Agreement	4/06	In response to a significant commission dispute case, modified language regarding when commission earned by listing broker	No
PPA	Probate Purchase Agreement and Joint Escrow	4/11	Added notes regarding underground pipeline	No
RIPA	Residential Income Property Purchase Agreement and Joint Escrow Instructions	4/11	Added notes regarding underground pipeline	No
RLA	Residential Listing Agreement	11/12	In response to a significant commission dispute case, modified language regarding when commission earned by listing broker	No
RLAA	Residential Listing Agreement – Agency	11/12	In response to a significant commission dispute case, modified language regarding when commission earned by listing broker	No
RLAN	Residential Listing Agreement – “Open”	11/12	In response to a significant commission dispute case, modified language regarding when commission earned by listing broker	No
RPA	California Residential Purchase Agreement and Joint Escrow Instructions	4/10	Added notes regarding underground pipeline	No

April 2013 Forms Release

SEL	Seller Instruction to Exclude Listing from the Multiple Listing Service or Listing Information from Internet	4/09	Added language regarding probate or closed listing groups	Yes
SP	Single Party Compensation Agreement	10/00	In response to a significant commission dispute case, modified language when commission is earned by broker	No
TLA	Trust Listing Agreement	11/12	In response to a significant commission dispute case, modified language regarding when commission earned by listing broker	No
VLL	Vacant Land Listing Agreement	11/12	In response to a significant commission dispute case, modified language regarding when commission earned by listing broker	No

C.A.R. no longer monitors the legal validity of any prior form version and the C.A.R. User Protection Agreement only applies to the most current version of a form.

See <http://www.car.org/legal/standard-forms/user-protection-agreement/?redirectFrom=login> for full text of the User Protection Agreement.

*** Available via ZipForm6 only**